083.0	0007	0033.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	924,600	/	924,600
USE VALUE:	924,600	/	924,600
ASSESSED:	924,600	/	924,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		OAKLEDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	17 OAKLEDGE STREET LLC
Owner 2:	
Owner 3:	
Street 1:	52 WARREN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LUNAJH LLC -
Owner 2:	-
Street 1:	52 WARREN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,653 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 3095 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5653.000	508,500	3,400	412,700	924,600
Total Card	0.130	508,500	3,400	412,700	924,600
Total Parcel	0.130	508,500	3,400	412,700	924,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 298.74 | /Parcel: 298.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	52560
GIS Ref	
GIS Ref	
Insp Date	11/20/08

!6825!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 083.0-0007-0033.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	508,600	3400	5,653.	412,700	924,700	924,700	Year End Roll	12/18/2019
2019	104	FV	390,800	3400	5,653.	406,800	801,000	801,000	Year End Roll	1/3/2019
2018	104	FV	390,800	3400	5,653.	312,500	706,700	706,700	Year End Roll	12/20/2017
2017	104	FV	365,500	3400	5,653.	294,800	663,700	663,700	Year End Roll	1/3/2017
2016	104	FV	365,500	3400	5,653.	271,200	640,100	640,100	Year End	1/4/2016
2015	104	FV	324,000	3400	5,653.	253,500	580,900	580,900	Year End Roll	12/11/2014
2014	104	FV	324,000	3400	5,653.	233,500	560,900	560,900	Year End Roll	12/16/2013
2013	104	FV	337,800	3400	5,653.	233,500	574,700	574,700		12/13/2012

PRINT

Date	Time
12/10/20	21:32:20

LAST REV

Date	Time
04/09/20	14:16:30
mmcmakin	
6825	

USER DEFINED

Prior Id # 1:	52560
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUNAJH LLC,	74151-284	1	2/19/2020	Convenience	1	No	No		
HOGAN JOSEPH T	70163-492		10/31/2017	Convenience	1	No	No		
LEBLANC JANE M	69506-42		6/27/2017		804,700	No	No		
LE BLANC JANE	51304-51		6/13/2008	Family	1	No	No		
ROBINSON CATHER	25175-418		2/10/1995		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2019	163	Insulate	20,586	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2008	Meas/Inspect	163	PATRIOT
2/28/2000	Inspected	276	PATRIOT
1/12/2000	Measured	163	PATRIOT
8/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5653		Sq. Ft.	Site		0	70.	1.04	6									412,714						412,700	

Total AC/HA:	0.12978	Total SF/SM:	5653	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	412,714	Spl Credit		Total:	412,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MUSTARD		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.02553642
Const Adj.:	0.99000001
Adj $ / SQ:	172.598
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	690892
Depreciation:	182395
Depreciated Total:	508496

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

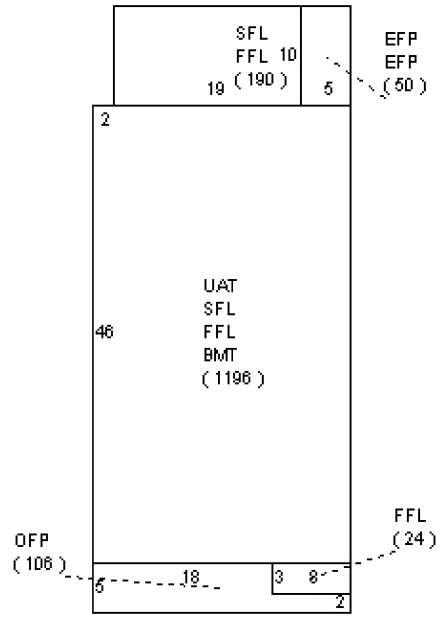
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	172.60
Special Features:	0	Val/Su Net:	113.08
Final Total:	508500	Val/Su SzAd	181.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,410	172.600	243,363
SFL	Second Floor	1,386	172.600	239,221
BMT	Basement	1,196	51.780	61,928
UAT	Upper Attic	299	120.820	36,125
OFP	Open Porch	106	31.750	3,365
EFP	Enclos Porch	100	53.910	5,391

Net Sketched Area:	4,497	Total:	589,393
Size Ad	2796	Gross Are	5394	FinArea	3095
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0007-0033.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1910	26.57	T	40	104			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400